



Chapel Close, Clowne, Chesterfield, Derbyshire S43 4PB

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EPC

Offers In The Region Of
£140,000

PINEWOOD



Chapel Close Clowne Chesterfield Derbyshire S43 4PB



Offers In The Region

2 bedrooms
1 bathrooms
1 receptions

- 2 bedrooms
- Modern flat built in 1998
- Spacious reception room
- Located in Clowne, Chesterfield
 - Close to local amenities
 - Easy access to transport links
- Ideal for small families & first time buyers
- Ideal opportunity for investors & landlords
 - Freehold - Council Tax Band: A
 - Quiet and friendly neighbourhood





Welcome to this charming modern flat located in the peaceful area of Chapel Close, Clowne, Chesterfield. Built in 1998, this property offers a delightful blend of contemporary living and comfort.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The flat features two inviting bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the notable advantages of this property is the designated parking space for one vehicle, which adds to the convenience of living in this lovely flat. The modern design and layout make it an ideal choice for those looking for a low-maintenance lifestyle in a friendly community.

Chapel Close is situated in a tranquil neighbourhood, offering a sense of peace while still being within easy reach of local amenities and transport links. This flat is perfect for first-time buyers, downsizers, or investors looking for a property with great potential.

In summary, this modern flat in Clowne presents an excellent opportunity for comfortable living in a desirable location. Don't miss the chance to make this delightful property your new home.

****Contact Pinewood Properties for more information or to book a viewing****

Lounge/Diner

12'3" x 12'8" (3.73m x 3.86m)

This bright and airy lounge/dining room benefits from a large bay window, allowing natural light to fill the space. Neutral carpeting underfoot complements the pale walls, creating a welcoming and versatile area for relaxing or entertaining. An arched opening leads seamlessly into the kitchen, enhancing the flow between these two key living spaces.

Kitchen

A compact yet practical kitchen featuring a range of fitted wooden cabinets above and below the work surfaces, offering ample storage. The counter space is finished in a speckled laminate with a tiled splashback decorated with subtle floral motifs. The kitchen includes an integrated electric hob and oven, with a window above the sink providing views and daylight.

Bedroom 1

9'7" x 9'8" (2.92m x 2.95m)

This well-proportioned bedroom is filled with natural light from a wide window. It features built-in wardrobes and matching bedside storage units, providing practical storage solutions without compromising on space. The neutral carpeting and soft cream walls give a calm and restful feel, ideal for a main bedroom.

Bedroom 2

8'8" x 5'10" (2.65m x 1.78m)

A bedroom, ideal for a single bed or use as a study, with a window that provides natural light. The walls are painted a neutral shade, and the floor is carpeted, making it a space to personalise.

Shower Room

5'6" x 5'10" (1.68m x 1.79m)

A modern shower room with a corner shower enclosure fitted with clear glass doors. The walls are tiled in a warm neutral tone that complements the white sanitaryware, including a pedestal basin and a concealed cistern toilet. A small mirror above the basin completes the space, creating a fresh and functional bathroom.

Landing

A carpeted landing area that connects the bedrooms, shower room, and living spaces. It includes an airing cupboard for additional storage, loft access with ample boarded storage space and is painted in a soft neutral tone, providing a calm transition between rooms.

General Information

The property benefits from new carpets and vinyl flooring throughout.

EPC: TBC

Council Tax Band: A

Total floor area: 47.7 sq.m. (514 sq.ft.) Approx

Electric room heaters

uPVC double glazing

Tenure: Freehold

A reservation agreement maybe available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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